

PLANNING DECISIONS REPORT

06/09/2022

NB: A detailed officer's report for each application can be accessed via the Cheshire East Planning portal, document reference "Officer's Report". The decision notice detailing any conditions can also be found at the portal, document reference "Notice of Decision".

Application Ref	Address	Application Detail	Town Council Comment	Decision
21/4931M	Knutsford Fire Station, Mobberley Road	Roof - replacement of patent glazing to canopy with plastisol coated profiled sheet. Removal of cladding to tank room and lowering of chimney stack. Installation of photovoltaics to accommodation block and appliance bay roofs. Installation of safety handrails to perimeter of roof. Front Elevation - Demolition of entrance canopy. Front and Rear Elevation - Replacement of appliance bay doors. Installation of powder coated aluminium surrounds. Rear Elevation - Infilling of one appliance door opening with masonry with rendered finish and installation of new doors. General - Installation of cladding and through coloured render. Replacement of timber framed windows and doors with new aluminium framed windows and doors.	The council raises no objections, subject to neighbour comments.	approved with conditions
21/5177M	68 Glebelands Road	Side extension and alterations	The council raises no objections subject to neighbour comments and to a request the first-floor side window is fitted with obscure glazing.	refused
21/5989M	The Pines, 22 Leicester Road	Proposed alteration and widening of the existing vehicular access to create two separate access points and driveways with entrance gates and fencing.	The council OBJECTS on the grounds the application is creating an additional driveway and access which is new and separate to the existing vehicular access,	approved with conditions <i>It is noted that the Arboricultural Officer had no objection to the proposal subject to conditions, however the proposal would likely</i>

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			and there will be significant impact to the nearby tree root protection zones.	<i>put pressure on the need for the maintenance of the trees in the longer term.</i>
21/6125M	17 Woodvale Road	Proposed alterations to the roof scape and addition of side pitched dormer, proposed first floor side extension	The council raises no objections, subject neighbour comments and the planning officer being satisfied there is sufficient parking available to comply with policy T4 of the Knutsford Neighbourhood Plan as the proposed garage dimensions appear to be inadequate.	approved with conditions <i>The Officers report notes: The existing area of hardstanding is considered to be able to accommodate 2 vehicles. Therefore, it is not felt the proposed development would increase the parking demand over and above the off-street parking provision available.</i>
21/6175M	2 Higher Downs	Single storey rear extension and side extension at first floor with associated alterations	The council raises no objections subject neighbour comments.	refused
21/6267M	Mobberley Road Service Station, Mobberley Road	New external extension for toilet, new timber fenced compound for proprietary chiller unit and new shop entrance door to existing shop front	The council raises no objections, subject neighbour comments.	approved with conditions
21/6308M	Land to the Rear of 35-45, Chelford Road	Demolition of existing garaging and workshops and the erection of a single new build super sustainable passive house standard A rated eco home.	The council raises no objections subject to the conservation officer and the arboriculture officer being satisfied with the materials and methodology employed, paying detail to the tree root protection areas.	approved with conditions <i>The Tree Officers was satisfied with the impact on the root protection areas.</i>
21/6262M	18 Conway Close	Demolition of existing garage. New Single Storey Garage/ Side Extension and Single Storey Rear Extension	The council raises no objections subject to neighbour comments and a request to ensure the side elevation window uses obscured glazing.	approved with conditions <i>A condition for obscure glazing was included</i>
21/5203M	Acrewood, 8 Leycester Road	Amended Plans Variation of conditions 2 and 15 on application 20/1397M - Demolition of existing dwelling house and	The council raises no objections subject to neighbour comments and a request for condition 15 continuing to apply.	approved with conditions <i>The Officers report notes:</i>

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		construction of replacement dwelling and replacement of existing garden building with new garden building Amendments to previously approved 19/4791M		<i>Full details of the proposed fin screening have been provided and it is considered to offer an effective alternative to obscure glazing. Visually, the proposed fin screen would be found to the rear of the property and would not be visible from public view. Therefore, it would have a neutral impact on the character of the Legh Road Conservation Area.</i>
22/0055M	2 Freshfields	Demolition of existing garage and store proposed two storey side extension and associated internal alterations	The council raises no objections, subject to neighbour comments.	approved with conditions
22/0300M	15, Fir Tree Avenue	Single storey rear and double storey side extensions, front entrance porch, internal reconfiguration, and modernised external finishes	The council raises no objections, subject to neighbour comments.	approved with conditions
22/0275M	143, Ashworth Park	Two storey side extension with associated internal alterations	The council raises no objections, subject to neighbour comments.	approved with conditions
22/0684M	51 Manor Crescent	Single storey front+side extension, single storey rear extension and associated alterations.	The council raises no objections, subject to neighbour comments.	approved with conditions
22/0615M	Freemasons Arms, Silk Mill Street	Listed building consent for change of use of the first and second floors to independent letting bedrooms and internal and external alterations with extensions.	The council requests the Conservation Officer is completely satisfied that, the proposal protects and preserves the exterior character and archaeology of the building interior, and the exterior staircase fixings are not detrimental to the fabric of the heritage asset.	approved with conditions <i>The officers report notes: The scheme is welcome in heritage terms since this was a building in a state of serious decline.</i>
22/0614M	Freemasons Arms, Silk Mill Street	Change of use of the first and second floors to independent letting bedrooms and internal and external alterations with extensions.	The council raises no objections, subject to neighbour comments and subject to the applicant addressing the unsympathetic staircase by revisiting the design to include a staircase that is more sensitive to the heritage asset.	approved with conditions <i>The officers report notes: It is considered that the proposals will not cause harm to the character of the conservation area or have a detrimental impact on the amenity of neighbouring properties</i>

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22/0729M	13 Ashworth Park	demolition of existing conservatory, front rear and side extensions including rear balcony. Detached out building to form Granny annex.	The council OBJECTS to the detached 3-bedroom outbuilding on the grounds it does not comply with Knutsford Neighbourhood Plan policy H2 and should be considered as part of a separate application.	approved with conditions <i>The officers report notes: it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF</i>
22/0567M	Winstanley House, Northwich Road	Residential redevelopment of former Winstanley House site and demolition of associated garages. Replacement building containing 28 no 100% affordable apartments, car parking and landscaping.	The council raises no objections, subject to the applicant consulting with stakeholders and neighbouring residents over the shared boundaries with Heathfield Square.	approved with conditions
22/0950M	13 Birch House, Lee Close	Proposed first floor side extension + pitched roof over existing garage to include front porch roof	The council raises no objections, subject to neighbour comments.	Withdrawn
22/1198M	1 Bracken Way	Extension to existing property	The council raises no objections, subject to neighbour comments and the Planning Officer being satisfied the proposed garage space meets the minimum size requirements in order to classified as such, and the proposal meets policy T4 of the Knutsford Neighbourhood Plan	approved with conditions <i>The officers report notes: The proposed extension would result in the retention of garage space, which does fall within a reasonable range of the size.</i>
22/0999M	82 King Street	Listed Building Consent for replace signage and internal alterations	The council raises no objections, subject to the Conservation Officer being fully satisfied the proposal does not detrimentally affect the integrity of the heritage asset.	approved with conditions <i>The officers report notes: The proposed works are considered to have a neutral impact on the special architectural or historic interest of the listed building and on the conservation area.</i>
22/1160M	54 Westfield Drive	Single Storey side extension	The council raises no objections, subject to neighbour comments.	approved with conditions
22/1082M	4 Montgomery Close	Erection of a new Silo adjacent to the 2 existing Silo's to the Montgomery Close elevation.	The council raises no objections, subject to neighbour comments.	approved with conditions
22/1189M	21 Chelford Road	Addiiton of a single storey garden room to the north east corner of Old Court Cottag	The council requests the Conservation Officer is satisfied with the architectural	approved with conditions

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			style is not detrimental to the listed building.	<i>The Conservation Officer notes: The proposed scheme would create a neutral impact on the heritage asset.</i>
22/1343M	14 Autumn Avenue	Proposed garage conversion, single storey front and rear extensions and associated alterations	The council OBJECTS on the grounds the proposal does not comply with Knutsford Neighbourhood Plan policy D2 and T4, as it constitutes overdevelopment of the site and presents an unsympathetic street scene and includes no evidence of sufficient parking for two cars.	approved with conditions <i>The officers report notes: The proposed works are acceptable in principle and would accord with the relevant policies of the development plan</i>
22/1129M	Rose Cottage, Tabley Road	Installation of a new package treatment plant, to provide a dedicated foul drainage system to serve Rose Cottage. The project will also include a separate piped system from the cottage, through the plant, and on to an existing surface water culvert in the adjacent field. The works are to be carried out in accordance with DEFRA's "General Binding Rules".	The council raises no objections.	approved with conditions
22/1438M	4 Fox Grove	Single storey side extension to bungalow	The council raises no objections, subject to neighbour comments and the Planning Officer being satisfied there is sufficient parking available to comply with policy T4 of the Knutsford Neighbourhood Plan.	approved with conditions <i>The officers report notes: The application proposes no alterations to the existing site access or existing parking provision.</i>
22/1707M	The Owls, Legh Road	Non-material amendment to approved application 20/4396M - Construction of new dwelling and associated works	The council raises no objections, subject to neighbour comments.	approved
22/1677T	Chalfont Court, Hayfields	T1. Maple - Crown lift to 5-6m to increase light to grass area & produce more upright form T2. Oak. History of branch failure & some decay in one section: Crown reduce by 3-4m to reduce risk of failure & reduce to leave 2-3m property clearance	The council raises no objections, subject to neighbour comments and the Tree Officer being satisfied with the proposal.	Consent for wrks in TPO with conditions

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22/1860M	7 Garden Road	Proposed single storey rear extension and first floor side extension above garage	The council raises no objections, subject to neighbour comments and the Planning Officer being satisfied the proposal has sufficient space for two motor vehicles in order to comply with Knutsford Neighbourhood Plan policy T4.	Consent for wrks in TPO with conditions <i>The officers report noted parking standards were met.</i>
22/2240T	46 Grassfield Way	T1 Oak Tree- to crown lift by 4 metres - Branches overhanging neighbouring property. Also to crown thin by 10% to allow more light to no46 and neighbouring property.	The council raises no objections subject to the arboricultural officer being satisfied that works are necessary, and the works not being undertaken during nesting season without a bird survey having been undertaken.	approved
22/1876D	1a Legh Croft	discharge of condition 4 of existing permission 21/3663M	The council raises no objections.	Consent for wrks in TPO with conditions
22/2524T	Ash Court, King Edward Road	TPO. T2 Acer clip on the property side to formatively prune the shape for future growth. Reason: to reshape the crown / formative prune. Cons. T3 2 x Crab apple reduce and reshape by up to 2 m all round. Cons T6 Crab Apple reduce 1 - 1.25 m all round to control size. Cons T11 Yew crown lift to the height of the top of the window by the removal of sub lateral branches only. Ensure 1 m clearance from the property. TPO T12 Evergreen Oak crown raise to 6 m from ground level, shortening longer limbs over the road and drive. Remove epicormic growth off the tree. Reason: to reduce over-extended limbs roadside and to crown lift over the road	The council raises no objections subject to neighbour comments and would like to commend the applicant for providing a good level of detail.	approved
22/2538D	Besom Hill Cottage, Tabley Road, Knutsford, WA16 0EN	Discharge of conditions 1, 3, 4, 5 & 6 on 21/5055M - Listed building consent for replacement of rear porch with single storey extension. Replacement of 4No timber sheds with 1No. outbuilding.	The council is unable to comment due to the technical nature of the proposal and requests the Conservation Officer is satisfied with the methodology employed.	Condition 1 and 3 were not discharged.

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22/2894H	5 County Terrace	Hedgerow Removal	The council OBJECTS to the removal of the hedge on the grounds the suggested replacement is not in keeping with the historical setting of the property and the area. The council suggests the applicant could remove the ivy and bindweed from the hedge and encourage it to thrive. The ivy will be adding additional weight, which once removed will dramatically reduce the likelihood of the hedge collapsing. Privet is a vigorous semi-evergreen species and will grow back but sections could be supplemented with additional planted privet.	Not object to - Expired <i>Recommend committee resolve to write to Head of Planning to ask why CEC allow applications to expire without any scrutiny when the council have objected.</i>
21/4931M	Knutsford Fire Station, Mobberley Road	Roof - replacement of patent glazing to canopy with plastisol coated profiled sheet. Removal of cladding to tank room and lowering of chimney stack. Installation of photovoltaics to accommodation block and appliance bay roofs. Installation of safety handrails to perimeter of roof. Front Elevation - Demolition of entrance canopy. Front and Rear Elevation - Replacement of appliance bay doors. Installation of powder coated aluminium surrounds. Rear Elevation - Infilling of one appliance door opening with masonry with rendered finish and installation of new doors. General - Installation of cladding and through coloured render. Replacement of timber framed windows and doors with new aluminium framed windows and doors.	The council raises no objections, subject to neighbour comments.	approved with conditions